031.0	0004	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	889,700	/	889,700
USE VALUE:	889,700	/	889,700
ASSESSED:	889,700	/	889,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
222		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUKHI ROHI S & CHERI/TRS
Owner 2:	SKYLARK PROPERTIES RLTY TR
Owner 3:	
Street 1:	1337 MASS AVE STE 106
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUKHIA ROHI S -
Owner 2:	-
Street 1:	4 BRANDON STREET
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2510 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5290.000	472,200	800	416,700	889,700
Total Card	0.121	472,200	800	416,700	889,700
Total Parcel	0.121	472,200	800	416,700	889,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.46 | /Parcel: 354.46

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 21773

GIS Ref:

GIS Ref:

Insp Date: 11/07/18

!2602!

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	472,200	800	5,290.	416,700	889,700		Year end	12/23/2021
2021	104	FV	451,300	800	5,290.	416,700	868,800		Year End Roll	12/10/2020
2020	104	FV	451,400	800	5,290.	416,700	868,900	868,900	Year End Roll	12/18/2019
2019	104	FV	351,000	0	5,290.	442,700	793,700	793,700	Year End Roll	1/3/2019
2018	104	FV	351,000	0	5,290.	322,900	673,900	673,900	Year End Roll	12/20/2017
2017	104	FV	329,800	0	5,290.	281,200	611,000	611,000	Year End Roll	1/3/2017
2016	104	FV	329,800	0	5,290.	239,600	569,400	569,400	Year End	1/4/2016
2015	104	FV	294,900	0	5,290.	234,400	529,300	529,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:45:11

LAST REV

Date	Time
02/27/20	15:48:30
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2602

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUKHIA ROHI S,	63308-344		2/26/2014	Convenience	1	No	No		
MEDEIROS WILLIA	25807-584		11/10/1995		235,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1928	Porch	26,800	C				
5/26/2009	381	Manual	3,300					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
3/30/2009	Meas/Inspect	189	PATRIOT
2/25/2000	Measured	263	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5290		Sq. Ft.	Site		0	80.	0.98	1			Med. Tr	-10					416,664						416,700	

Total AC/HA:	0.12144	Total SF/SM:	5290	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	416,664	Spl Credit		Total:	416,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12000895
Const Adj.:	0.98000199
Adj $ / SQ:	197.570
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684355
Depreciation:	212150
Depreciated Total:	472205

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

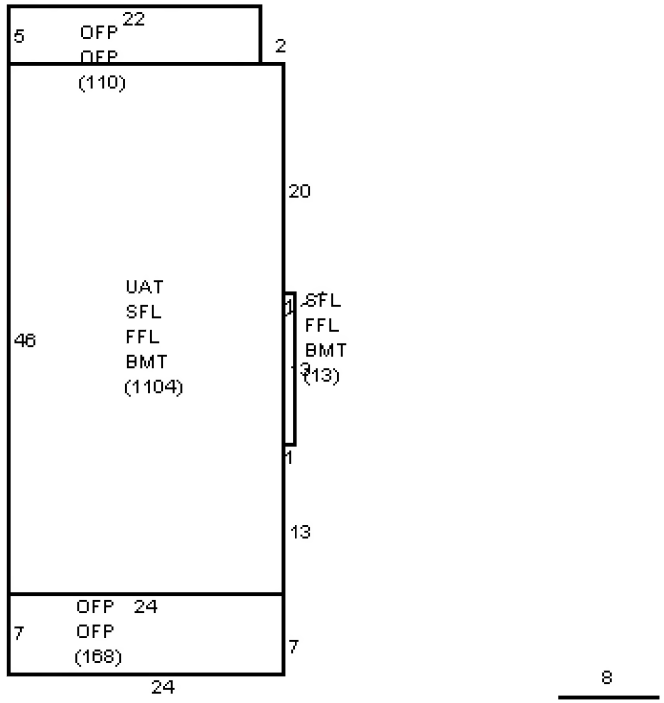
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	197.57
Special Features:	0	Val/Su Net:	112.89
Final Total:	472200	Val/Su SzAd	211.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,117	59.270	66,206
FFL	First Floor	1,117	197.570	220,686
SFL	Second Floor	1,117	197.570	220,686
OFP	Open Porch	556	19.080	10,608
UAT	Upper Attic	276	138.300	38,171

Net Sketched Area:	4,183	Total:	556,357
Size Ad	2234	Gross Area	5011	FinArea	2510
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X15	A	AV	2016	3.92	T	5	104			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc